



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** MN #116 Short Plat

**Proposal Address:** 15031 SE 22<sup>nd</sup> Street

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide an existing 21,374 square foot lot (approx. 0.49 acre) into 2 single-family lots, located in the R-5 land use district.

**File Number:** 18-120193-LN

**Applicant:** Joe Naeseth, MN Custom Homes

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Nick Whipple, Associate Planner

**State Environmental Policy  
Act Threshold  
Determination:** Exempt

**Department Decision:** Approval with Conditions

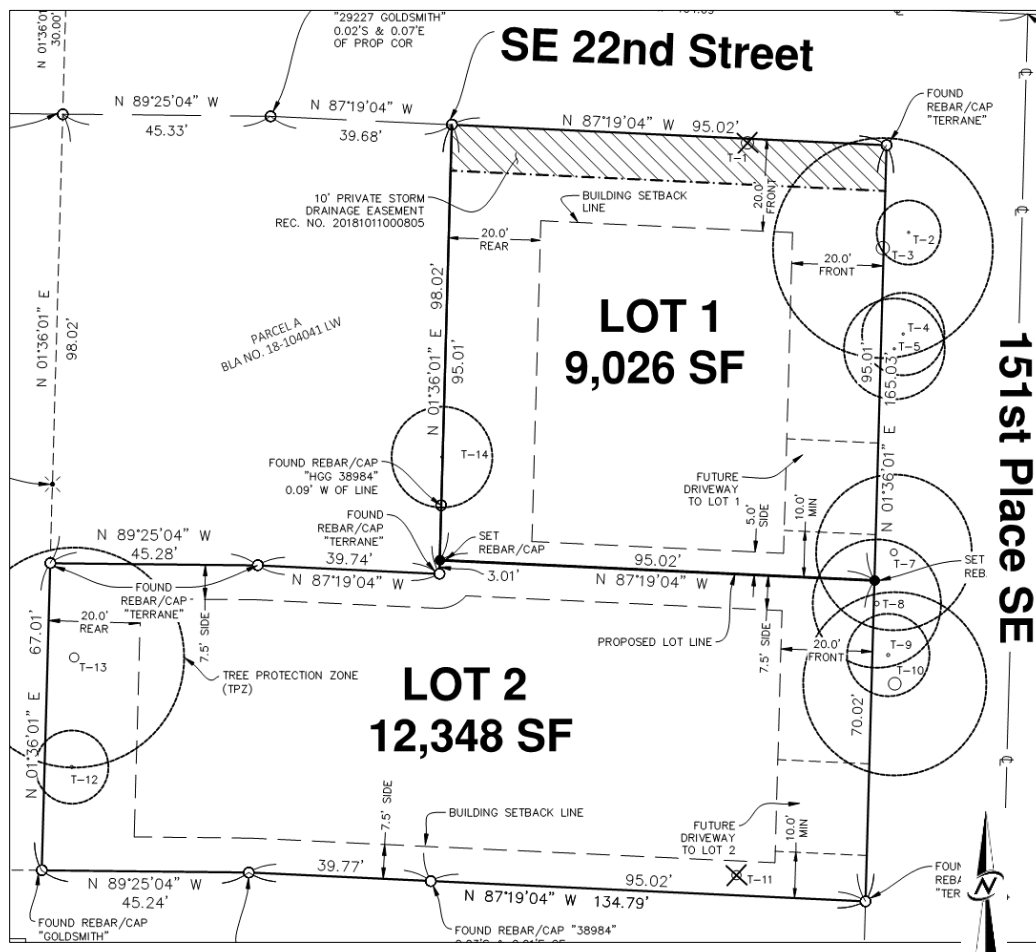
By:   
Nick Whipple, Associate Planner  
Development Services Department

Application Date: July 30, 2018  
Notice of Application: August 23, 2018  
Minimum Comment Period: September 6, 2018  
Decision Publication Date: May 9, 2019  
Appeal Deadline: May 23, 2019

## TABLE OF CONTENTS

I.	Description of Proposal .....	Pg 3
II.	Site Description and Context .....	Pg 4
III.	Consistency with Zoning and Land Use Code Requirements .....	Pg 4
IV.	State Environmental Policy Act (SEPA) .....	Pg 6
V.	Summary of Technical Reviews .....	Pg 6
VI.	Public Comment .....	Pg 9
VII.	Decision Criteria .....	Pg 9
VIII.	Conclusion and Decision .....	Pg 11
IX.	Conditions of Approval .....	Pg 11

Attachments:  
Project Drawings

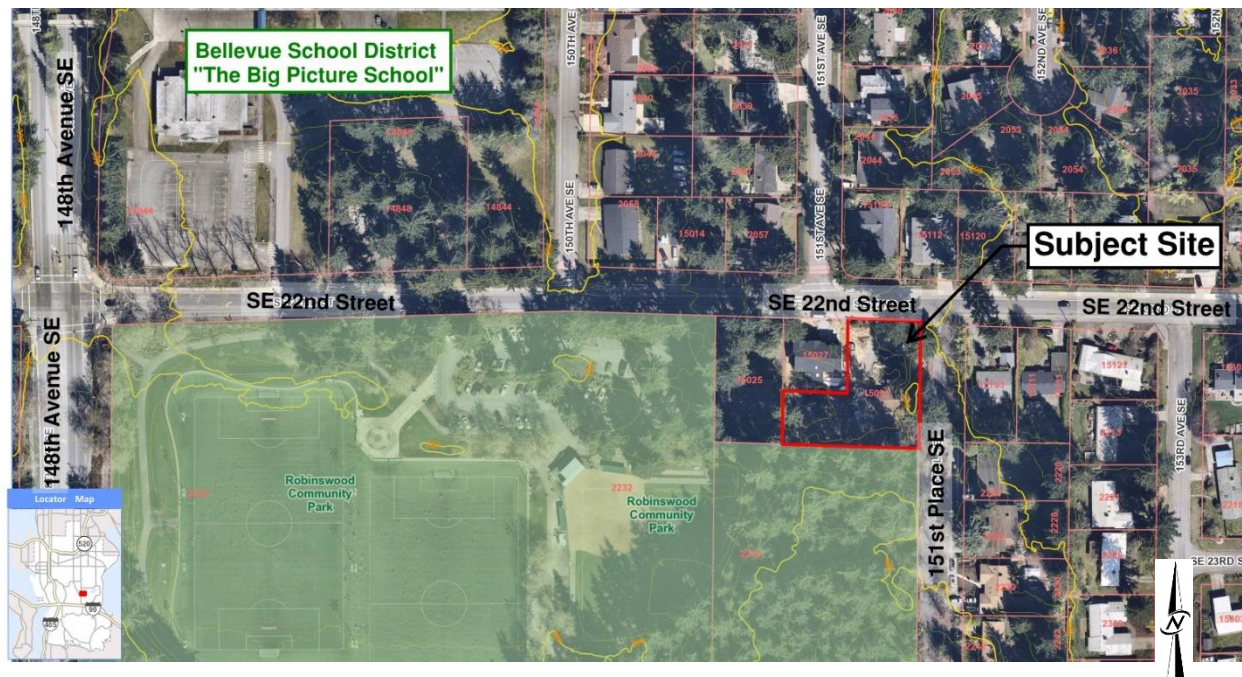


## II. SITE DESCRIPTION AND CONTEXT

The subject site is within an existing single-family neighborhood. Single-family homes border the site to the north, east, and west. Robinswood Community Park abuts the site to the south. The subject property is zoned R-5 and has a Comprehensive Plan designation of Single-Family High.

The topography is relatively flat with an approximate grade change of eight feet from 151<sup>st</sup> Place SE to the west property line. Access to lot 1 and 2 will be from individual driveways off a private easement from 164th Avenue SE.

**Figure 2 – Aerial Photograph**

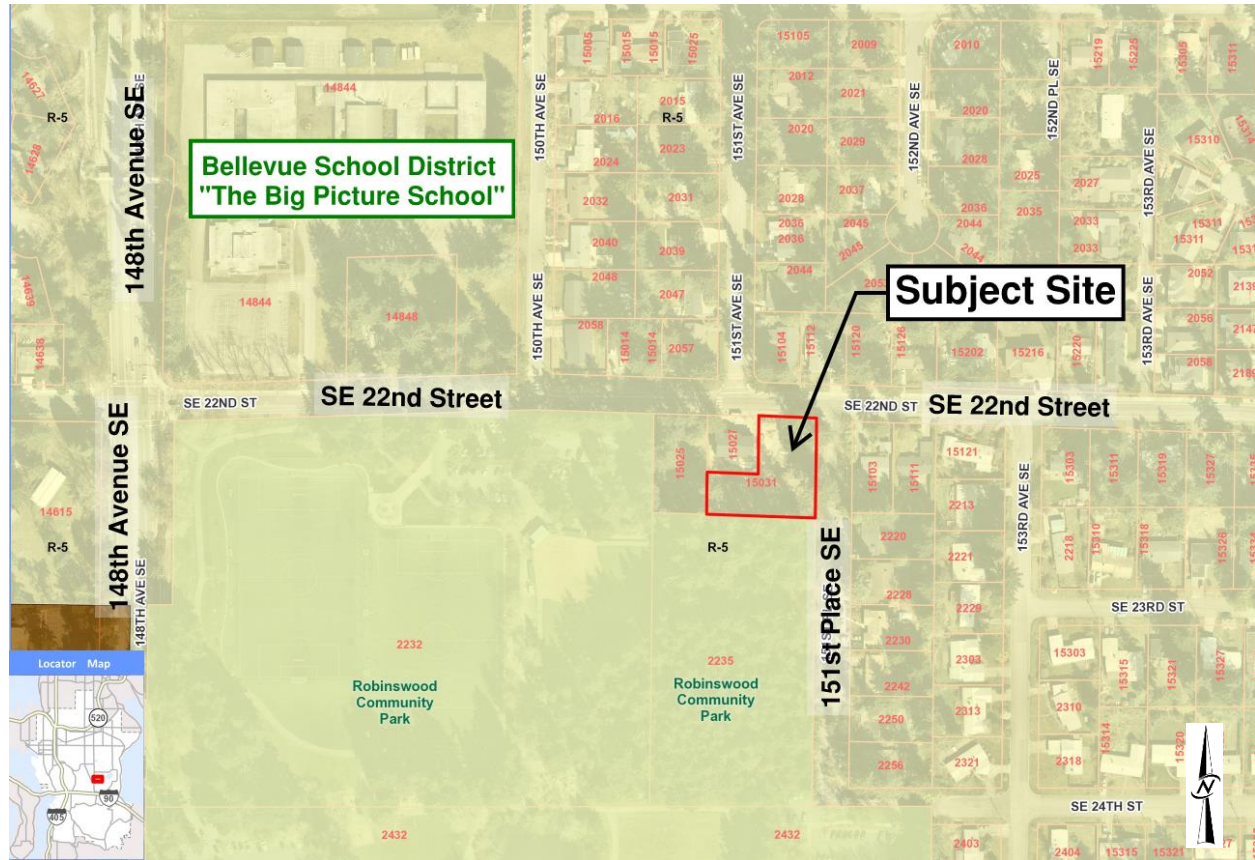


## III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

### A. Zoning

The two lots proposed with this short plat application are permitted within the R-5 land use district. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

**Figure 3 – Zoning Map**



**B. Consistency with Standard Land Use Code Requirements**

**Table 1 – Dimensional Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-5 Southeast Bellevue Subarea Comprehensive Plan Designation: Single-Family High	
<b>Gross Site Area</b>	21,374 square feet (approx. 0.49 acre)	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	7,200 Square Feet	Lot 1: 9,026 Square Feet Lot 2: 12,348 Square Feet
<b>Minimum Lot Width</b>	60 Feet	Lot 1: 95.01 Feet (approx.) Lot 2: 67.01 Feet (approx.)
<b>Minimum Lot Depth</b>	80 Feet	Lot 1: 95.02 Feet (approx.) Lot 2: 134.79 Feet (approx.)

<b>Building Setbacks</b>		
Front Yard	20 Feet	20 Feet
Rear Yard	20 Feet	20 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	15 Feet (5 ft. + 10 ft.)
<b>Tree Retention</b>	45 inches, 30%	75 inches, 50%

#### IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas within the proposal site. Short Plats which do not contain Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

#### V. SUMMARY OF TECHNICAL REVIEWS

##### A. Utilities Review

###### Water

The water supply for this site will be provided from the existing 6" AC water mains, one located in SE 22<sup>nd</sup> St and the other located in 151<sup>st</sup> PL SE off the 520-water pressure zone.

###### Sewer

The City of Bellevue Utilities has adequate capacity for providing sanitary sewer for this proposal. The lots will be served from an 8" concrete sewer main located in 151<sup>st</sup> PL SE.

###### Storm Drainage

The storm drainage system proposed provides adequate mitigation for storm water and meets the requirements outlined in the Bellevue Code and the Storm & Surface Water Engineering Standards.

##### B. Fire Department Review

The Fire Department has reviewed and approved the preliminary short plat with no conditions.

##### C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not

be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

### **Site Access**

The proposed two lot short plat is comprised of an existing lot located at the southwest corner of the intersection of SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE. The parcel has one existing single-family residence that has access via a single-family driveway off SE 22<sup>nd</sup> Street. SE 22<sup>nd</sup> Street is a two-lane road classified as a collector arterial, and 151<sup>st</sup> Place SE is a two-lane local street.

Access for the short plat will be via two single family driveways, one for each lot off 151<sup>st</sup> Place SE. Driveways must be built per the Transportation Design Manual requirements. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements must be provided at the location of the removed driveway.

There is currently a paved shoulder on the south side of SE 22<sup>nd</sup> Street, and a paved walkway and curb on the west side of 151<sup>st</sup> Place SE along the property frontages. This project will improve pedestrian access by constructing a 6-foot wide concrete sidewalk along the property frontages on SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE. An ADA compliant asphalt transition ramp will be provided from the west end of the proposed sidewalk on SE 22<sup>nd</sup> Street to the existing paved shoulder. An ADA compliant asphalt transition ramp will be provided from the south end of the sidewalk on 151<sup>st</sup> Place SE to the existing walkway leading to the Robinswood Community Park.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

### **Street Frontage Improvements**

The MN #116 2-lot short plat has frontage on SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE. The lot is bordered by single family lots to the west and the Robinswood Community Park to the south. SE 22<sup>nd</sup> Street has two existing 11-foot travel lanes and a paved shoulder along the property frontage. There is currently 22-feet of pavement width, and a paved asphalt walkway and curb along the property frontage on 151<sup>st</sup> Place SE. The City has a planned bike project B-403-S to widen the existing 11-foot wide travel lane to 14-feet (without fog line) on the south side of the SE 22<sup>nd</sup> Street from 145<sup>th</sup> Place SE to 156<sup>th</sup> Avenue SE.

The project street frontage improvements include:

#### **SE 22<sup>nd</sup> Street**

- Provide a 14-foot eastbound travel lane measured from the roadway centerline pavement markings (30-foot wide roadway pavement width; measured from face



of curb to face of curb), new curb and gutter, a minimum 6-foot wide concrete sidewalk, and a minimum 4.5-foot wide planter strip between the sidewalk and the curb for the full length of the SE 22<sup>nd</sup> Street frontage.

- Install ADA compliant asphalt transition ramp from the west end of the frontage improvements to the existing paved shoulder on SE 22<sup>nd</sup> Street.
- Install ADA compliant sidewalk ramps at the northeast corner of the property at the intersection SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE.
- Street lighting meeting City of Bellevue standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
- Sight distance requirements must be met per BCC 14.60.240 at the intersection of SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE.
- Remove the existing single-family driveway and replace with frontage improvements (sidewalk and planter strip).
- Restore channelization and signage as necessary.

#### 151<sup>st</sup> Place SE

- Provide a minimum pavement width of 22-feet measured from face of curb to face of curb, new curb and gutter, and a minimum 6-foot wide concrete sidewalk for the full length of the 151<sup>st</sup> Place SE frontage.
- Install ADA compliant asphalt transition ramp from the south end of the frontage improvements to the existing walkway on 151<sup>st</sup> Place SE.
- Install two new single-family driveways on 151<sup>st</sup> Place SE. The single-family driveways shall be constructed per COB Transportation Design Manual, including sight distance requirements.
- Driveway grade is limited to 10% or less for 20 feet past the back of the sidewalk.
- New mailbox locations shall be coordinated with the U.S. Postal Service Station Master and should not impede sight lines.
- Remove and relocate the existing signs along the property frontage.
- Street lighting meeting City of Bellevue standards.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

#### **Easements**

The applicant shall provide sidewalk/curb ramp and utility easement to the City as needed to encompass the full required width of any sidewalks and sidewalk ramps located outside of the City right-of-way fronting this site.

#### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any



construction permit including demolition permit.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site SE 22<sup>nd</sup> Street is classified as Grind/Overlay required. The minimum pavement restoration will be a grind and overlay for 50 feet as specified in the right of way use permit. Standard trench restoration is required on 151<sup>st</sup> Place SE local street.

### **Sight Distance**

The driveway access and SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE intersection design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

### **Transportation Impacts and Mitigation**

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the MN #116 Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

## **VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on August 2, 2018, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments were received regarding the proposal. There are no parties of record.

## **VII. DECISION CRITERIA:**

### **Land Use Code 20.45B.130.A Decision Criteria for a Preliminary Short Plat:**

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. Each lot will have an individual driveway from 151<sup>st</sup> Place SE and the existing driveway from SE 22<sup>nd</sup> Street will be abandoned. Frontage improvements along SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE are required for the length of the subject site.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Conditions of Approval regarding Noise - Construction Hours and Engineering Plans in Section IX of this report.**

**2. The public interest is served by the short subdivision.**

**Finding:** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

**3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

**Finding:** The preliminary short plat considers the physical characteristics of the site by establishing tree retention which is consistent with the vegetated character of the surrounding neighborhood.

There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

**4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

**Finding:** As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Codes and the City of Bellevue Development Standards. Refer to Section III.B of this report for dimensional requirements.

**5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

**Finding:** The site is located within the Southeast Bellevue subarea. The Comprehensive Plan specifies Single-Family High-Density development for this property, which is consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

The single-family homes are, by use type, compatible with surrounding neighborhoods and therefore maintain the character and appearance of the

neighborhood (LU-13). Also, by providing the preservation of healthy significant existing trees on-site, the proposal will help maintain the vegetated character in the neighborhood.

The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal meets the Neighborhood Quality goal (Housing Element) by providing compatible housing (single-family in single-family district) (HO-3).

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

***Finding:*** As conditioned, each lot in the proposal can reasonably be developed to current R-5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX of this report.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

***Finding:*** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

## **VIII. CONCLUSION AND DECISION:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the MN #116 Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

## **IX. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

### **COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

<b>Applicable Codes, Standards &amp; Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Janney Gwo, (425) 452-6190
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Derek Landis, (425) 452-4112
Land Use Code – BCC Title 20	Nick Whipple, (425) 452-4578
Noise Control – BCC 9.18	Nick Whipple, (425) 452-4578
Transportation Develop. Code – BCC 14.60	Fay Schafi, (425) 452-4574
Transportation Develop. Code – BCC 14.60	Ian Nisbet, (425) 452-4574
Right-of-Way Use Code 14.30	Ian Nisbet, (425) 452-4574
Utility Code – BCC Title 24	Lori Santo, (425) 452-4853

#### **A. GENERAL CONDITIONS:**

##### **1. UTILITIES**

The water, sewer and storm drainage shall be designed per the current City of Bellevue Utility Code and the Utility Engineering Standards. The proposed improvements will be reviewed, approved and inspected under the Side Sewer, Water, and Storm Drainage application processes.

Standard easement and joint use storm and side sewer language must be provided on final short plat. Proposed placement of the joint use storm line under the preliminary short plat has not been approved and must be revised prior to approval of final short plat.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06  
REVIEWER: Lori Santo, Utilities Department

##### **2. VARIANCE RESTRICTION**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Nick Whipple, Development Services Department

##### **3. NOISE – CONSTRUCTION HOURS**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration.

AUTHORITY: Bellevue City Code 9.18  
REVIEWER: Nick Whipple, Development Services Department

**B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

**1. TREE PROTECTION**

To mitigate adverse impacts during construction to trees to be retained, the applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

AUTHORITY: Bellevue City Code 23.76.060

REVIEWER: Nick Whipple, Development Services Department

**2. RIGHT-OF-WAY USE PERMIT**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Ian Nisbet, Transportation Department

**3. OFF-STREET PARKING**

The applicant must secure sufficient off-street parking for construction workers,

equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Transportation Department

#### **4. ENGINEERING PLANS**

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the driveways and intersection, pavement restoration in SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following infrastructure improvements are required to be constructed and shown on the engineering plans:

##### SE 22<sup>nd</sup> Street

- Provide a 14-foot eastbound travel lane measured from the roadway centerline pavement markings (30-foot wide roadway pavement width; measured from face of curb to face of curb), new curb and gutter, a minimum 6-foot wide concrete sidewalk, and a minimum 5-foot wide planter strip between the sidewalk and the curb for the full length of the project parcel.
- Provide a 14-foot eastbound travel lane measured from the roadway centerline pavement markings (30-foot wide roadway pavement width; measured from face of curb to face of curb), new curb and gutter, a minimum 6-foot wide concrete sidewalk, and a minimum 4.5-foot wide planter strip between the sidewalk and the curb for the full length of the SE 22<sup>nd</sup> Street frontage.
- Install ADA compliant asphalt transition ramp from the west end of the frontage improvements to the existing paved shoulder on SE 22<sup>nd</sup> Street.
- Install ADA compliant sidewalk ramps at the northeast corner of the property at the intersection SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE. Street lighting meeting City of Bellevue standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
- Sight distance requirements must be met per BCC 14.60.240 at the intersection of SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE.
- Remove the existing single-family driveway and replace with frontage improvements (sidewalk and planter strip).
- Restore channelization and signage as necessary.

##### 151<sup>st</sup> Place SE

- Provide a minimum pavement width of 22-feet measured from face of curb to face

of curb, new curb and gutter, and a minimum 6-foot wide concrete sidewalk for the full length of the 151<sup>st</sup> Place SE frontage.

- Install ADA compliant asphalt transition ramp from the south end of the frontage improvements to the existing walkway on 151<sup>st</sup> Place SE.
- Installation of two new single-family driveways on 151<sup>st</sup> Place SE. The single-family driveways shall be constructed per COB Transportation Design Manual, including sight distance requirements.
- Driveway grade is limited to 10% or less for 20 feet past the back of the sidewalk.
- New mailbox locations shall be coordinated with the U.S. Postal Service Station Master and should not impede sight lines.
- Remove and relocate the existing signs along the property frontage.
- Street lighting meeting City of Bellevue standards.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and the Americans with Disabilities Act  
REVIEWER: Fay Schafi, Transportation Department

## **5. SIGHT DISTANCE**

The proposed driveways onto SE 22<sup>nd</sup> Street and at the intersection of SE 22<sup>nd</sup> Street and 151<sup>st</sup> Place SE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access points on SE 22<sup>nd</sup> Street must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240  
REVIEWER: Fay Schafi, Transportation Department

## **6. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of SE 22<sup>nd</sup> Street will require Grind/Overlay trench restoration for any utility connections or other digging in the street surface. Standard trench restoration is required on 151<sup>st</sup> Place SE. Trench restoration must meet the requirements of Section 23 of the Design Manual and



standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard #23  
REVIEWER: Fay Schafi, Transportation Department

### **C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

#### **1. STANDARD UTILITIES EASEMENT**

Standard easement and joint use storm and side sewer language must be provided on the final short plat. Proposed placement of the joint use storm line under the preliminary short plat has not been approved and must be revised prior to approval of the final short plat.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06  
REVIEWER: Lori Santo, Utilities Department

#### **2. INFRASTRUCTURE IMPROVEMENTS**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of Bellevue City Code 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260, Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19  
REVIEWER: Fay Schafi, Transportation Department

#### **3. SIDEWALK AND UTILITY EASEMENTS**

The applicant shall provide sidewalk/curb ramp and utility easements to the City such that sidewalks/curb ramps outside of the City right of way along the property frontage are located within a pedestrian easement area.

AUTHORITY: Bellevue City Code 14.60.100  
REVIEWER: Fay Schafi, Transportation Department

#### **4. TREE RETENTION**

The final short plat shall portray a minimum of 75 diameter inches of existing significant trees to remain. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar (recorded with King County). This Tree Preservation Plan must also contain the following note:

***“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner***

***to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting, or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms, and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”***

During future construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

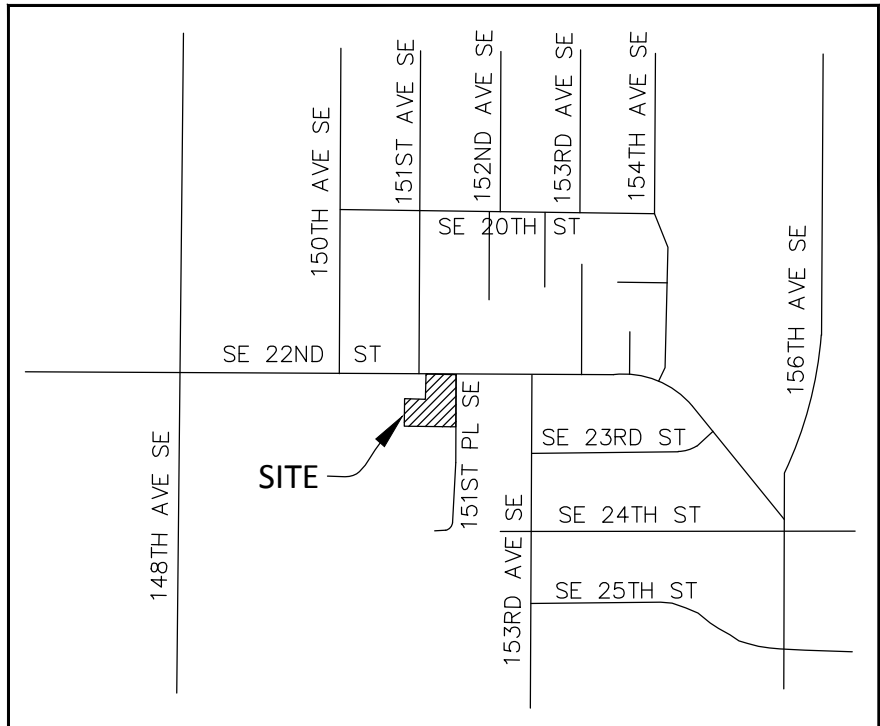
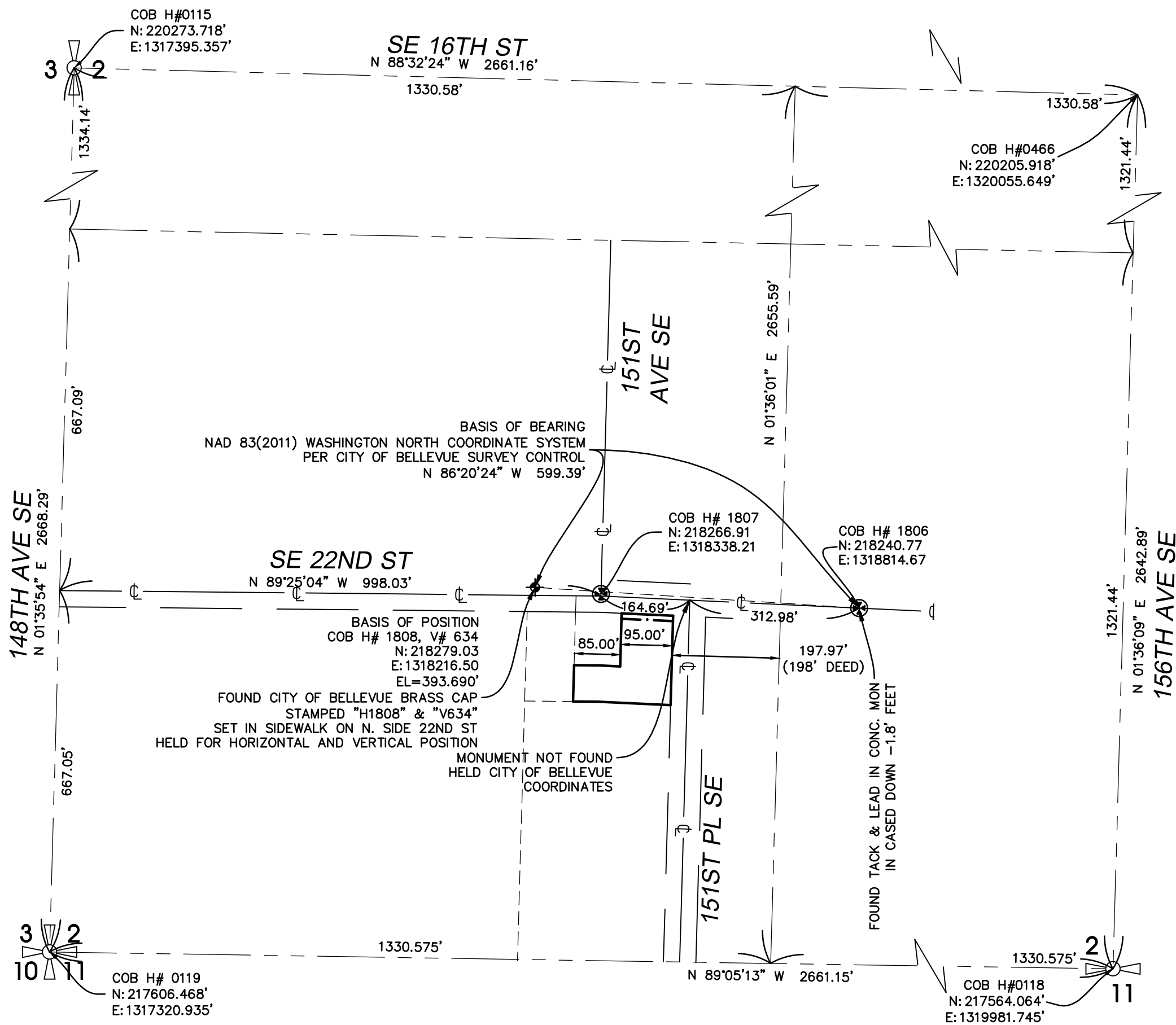
AUTHORITY: Land Use Code 20.20.900.D  
REVIEWER: Nick Whipple, Development Services Department

**ATTACHMENT**  
Project Drawings



# CONTROL MAP

N.T.S.



VICINITY MAP: N.T.S.

## REFERENCES:

- R1. RECORD OF SURVEY, VOL. 367, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 289, PAGE 080, RECORDS OF KING COUNTY, WASHINGTON.
- R3. KING COUNTY ROAD SERVICES MAP FOR SE 22ND ST, SURVEY NO. 2-24-5-17, DATED APRIL 1963.
- R4. LAKEWOOD HEIGHTS ADD. NO. 3, VOL. 68 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.
- R5. CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 18-104041 LW, KING COUNTY RECORDING NO. 20180727900011.

## OWNER/APPLICANT:

MN CUSTOM HOMES  
JOE NAESETH  
1412 112TH AVE NE #200  
BELLEVUE, WA 98004

## SITE ADDRESS:

15031 SE 22ND STREET  
BELLEVUE, WA 98007

## TAX PARCEL NUMBER:

0224059086

## ZONING:

R-5

## AREA:

SUBJECT PROPERTY TOTAL AREA PER THIS SURVEY IS 21,374 S.F. (0.49 ACRES)

## BUILDING SETBACKS:

FRONT 20'  
REAR 20'  
SIDE 15' TOTAL (5' MIN.)

## SURVEY NOTE:

ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

## METHOD OF SURVEY:

INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

## BASIS OF BEARINGS:

NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER CITY OF BELLEVUE SURVEY CONTROL LINE BETWEEN PTS #1806 AND #1808 BEARS N 86°20'24" W

## VERTICAL DATUM:

NAVD 88 PER CITY OF BELLEVUE CONTROL PT V#634  
BRASS CAP STAMPED "H1808" & "V634" SET IN SIDEWALK ON N. SIDE 22ND ST  
EL=393.686'

## LEGAL DESCRIPTION:

PARCEL B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 18-104041 LW, RECORDED UNDER KING COUNTY RECORDING NO. 20180727900011.

## TITLE REPORT REFERENCE:

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "SUBDIVISION GUARANTEE", ORDER NO. 0117988-ETU, DATED JANUARY 15, 2019. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

## SCHEDULE B ITEMS:

ORDER NO. 0117987-ETU, DATED JANUARY 15, 2019

### 1. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDING DATE: MARCH 7, 1967  
RECORDING NO. 6146793  
REGARDING: SEWER SERVICE  
(NOT PLOTTED)

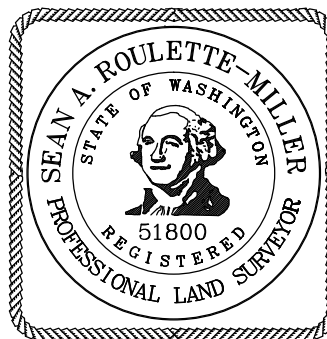
### 2. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:

RECORDING DATE: JULY 7, 2017  
RECORDING NO.: 20170707900009  
(NOT PLOTTED)

### 3. 2. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 18-104041 LW; RECORDING NO. 20180727900011 (PLOTTED)

### 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: HOME PROJECT 116, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
PURPOSE: STORM WATER DRAINAGE  
RECORDING DATE: OCTOBER 11, 2018  
RECORDING NO.: 20181011000805  
AFFECTS: PORTION OF SAID PREMESIS  
(PLOTTED)



**Terrane**

10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB #171394 DATE: 3/6/19



**City of  
Bellevue**

SHORT SUBDIVISION NO. 18-120193 LN

**MN CUSTOM HOMES**

PRELIMINARY SHORT PLAT

SHEET 1 OF 3



[illegible]

	ASPHALT SURFACE
	BRICK SURFACE
	BUILDING
	CB (TYPE 1)
	CB (TYPE 2)
	CENTERLINE ROW
	CONCRETE SURFACE
	RETAINING WALL
	DECK
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WOOD)
	GAS LINE
	GAS METER
	GAS VALVE
	GRAVEL SURFACE
	MAILBOX (RESIDENTIAL)
	MONUMENT IN CASE (FOUND)
	NAIL AS NOTED
	POWER METER
	POWER (OVERHEAD)
	POWER POLE
	POWER POLE W/ LIGHT
	REBAR AS NOTED (FOUND)
	REBAR & CAP (SET)
	ROCKERY
	SEWER LINE
	SEWER MANHOLE
	SIGN (AS NOTED)
	STORM MANHOLE
	STORM DRAIN LINE
	TELEPHONE SENTRY

JOB #171394 DATE: 3/6/19



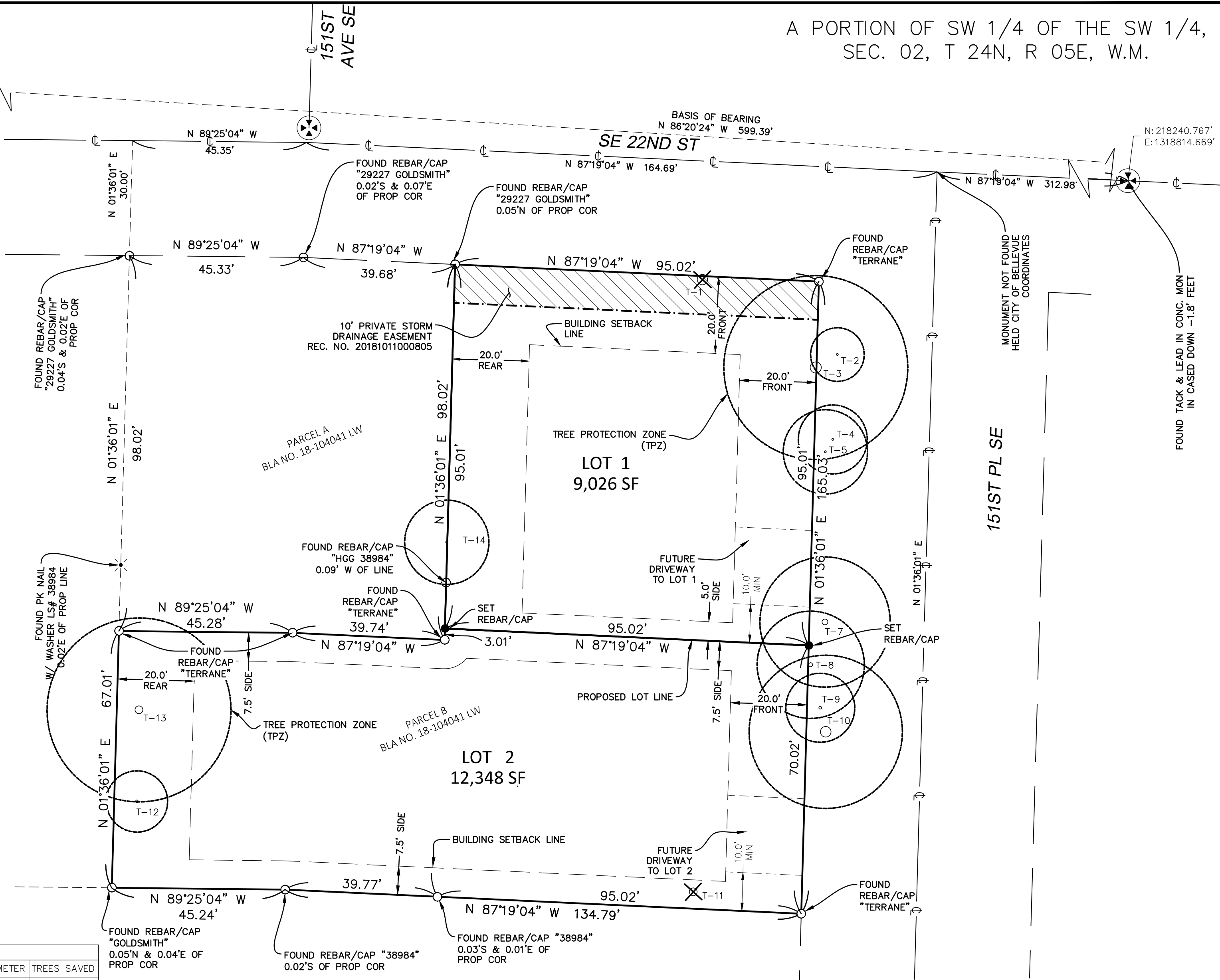
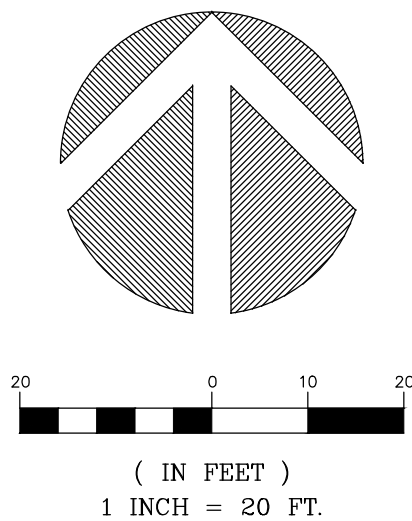
SHORT SUBDIVISION NO. 18-120193 LN

SHEET 2 OF 3



A PORTION OF SW 1/4 OF THE SW 1/4,  
SEC. 02, T 24N, R 05E, W.M.

BASIS OF POSITION  
COB H# 1808, V# 634  
N: 218279.030'  
E: 1318216.503'  
EL=393.686'



TREE ID	SPECIES	DIAMETER (DBH)	TREES WITHIN SITE INTERIOR		
			WEIGHING FACTOR	WEIGHING DIAMETER	TREES SAVED
T-1	DOUGLAS FIR	51"	1	51"	X
T-2	PACIFIC MADRONE	OFFSITE	-	-	-
T-3	DOUGLAS FIR	35"	1	35"	35"
T-4	BIGLEAF MAPLE	OFFSITE	-	-	-
T-5	BIGLEAF MAPLE	OFFSITE	-	-	-
T-6	WESTERN HEMLOCK	OFFSITE	-	-	-
T-7	DOUGLAS FIR	OFFSITE	-	-	-
T-8	DOUGLAS FIR	OFFSITE	-	-	-
T-9	DOUGLAS FIR	OFFSITE	-	-	-
T-10	DOUGLAS FIR	OFFSITE	-	-	-
T-11	DOUGLAS FIR	24"	1	24"	X
T-12	SUGAR MAPLE	8"	1	8"	8"
T-13	DOUGLAS FIR	24"	1	24"	24"
T-14	PACIFIC MADRONE	8"	1	8"	8
TOTAL				150"	
REQUIRED RETENTION				30% (45")	
PROPOSED RETENTION				50% (75")	75"

- = OFFSITE TREE  
X = TREE TO BE REMOVED

\*\*ARBORIST TREE INVENTORY REPORT PROVIDED BY  
SHOFFNER CONSULTING, DATED JUNE 7TH, 2018



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www.terrane.net

JOB #171394 DATE: 3/6/19



**City of  
Bellevue**

SHORT SUBDIVISION NO. 18-120193 LN

**MN CUSTOM HOMES**  
PRELIMINARY SHORT PLAT

SHEET 3 OF 3